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IS TUESDAY,  
MARCH 5**

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THE WEATHER, BEVERLY HILLS CA

	Friday	60°   53°
	Saturday	58°   49°
	Sunday	59°   44°
	Monday	61°   46°
	Tuesday	63°   48°
	Wednesday	63°   49°
	Thursday	62°   48°

## City Celebrates New Burton Way Project



Members of the city's Public Works staff joined Mayor Dr. Julian Gold, Vice Mayor Lester Friedman and Councilmembers Lili Bosse and Sharona Nazarian at the ribbon-cutting ceremony.

BY JOEY WALDINGER

Before cutting the ribbon on the Burton Way Green Street and Water Efficient Landscape Project, Mayor Dr. Julian Gold recounted the history of the region's wastewater system. The new project replaces the grass on the Burton Way median with contemporary sculptures, native plants and technologies to clean and preserve rainwater.

Built in the 1930s by the U.S. Army Corps of Engineers, it was designed to save farmland that dominated the landscape by funneling stormwater into the ocean, Gold said during the Feb. 28 ceremony at Rexford

Mini Park.

Now, the Burton Way project will reduce the amount of water and contaminants that flow from Beverly Hills into the sea.

"Who would have thought that almost 100 years later, dumping water in the ocean is probably not something we really want to do," Gold said. "This entire median really represents ... a big step forward in our ability to be sustainable."

Running along Burton Way from Rexford Drive to Oakhurst Drive, the project saves and treats water through a combination of storm drains and bioswales—vegetated

See BURTON WAY, page 19

## Planning Commission Approves Latest Housing Element in Special Meeting

BY CLARA HARTER

In a special Feb. 29 morning meeting, members of the Planning Commission unanimously approved what they and city staff hope will be the final version of Beverly Hills' Housing Element.

The plan will now proceed to the City Council for formal adoption in a March 18 meeting.

"This is an incredible document that has covered a tremendous amount of detail and I am proud to support the recommendation to send it on to City Council," said Planning Commissioner Myra Demeter during the meeting.

Obtaining state certification of the Housing Element—a document outlining how Beverly Hills will create capacity for 3,100 state-mandated new housing units by 2029—is essential in order for the city to retain control over local zoning.

The California Department of Housing and Community Development (HCD) has rejected four versions of the city's Housing Element between January 2022 and December 2023.

See PLANNING COMMISSION, page 11

## Investigation Continues Into AI-Generated Images at Beverly Vista Middle School

BY BIANCA HEYWARD AND ERIC LICAS

After artificially generated nude images of female students circulated last week at Beverly Vista Middle School (BVMS), the Beverly Hills Police Department (BHPD) has launched a criminal investigation into the teens involved in making them. Made using artificial intelligence (AI) technology, the pictures shared by BVMS classmates showed real students' faces superimposed seamlessly on naked bodies. The incident represents a growing concern over cyberbullying and the dissemination of nonconsensual "deepfake" imagery, whereby one person's likeness is digitally manipulated to replace another.

It's unclear how many students were



Photo courtesy BHUSD

Beverly Vista Middle School

involved in creating and disseminating the fraudulent images and how many victims there were. According to BHPD Lieutenant Andrew Myers, the investigation is ongoing.

See INVESTIGATION, page 15

## Important Senate, State Assembly and DA Races at Stake on March 5

BY CLARA HARTER

On Tuesday, March 5, residents of Beverly Hills will take to the ballot box to make their voices heard in the Presidential Primary Election.

While much of the local spotlight has been focused on the Beverly Hills City Council race, residents will also have important decisions to make on who they want to represent them in the U.S. Senate, District Attorney's Office and State Assembly. And there's also a state ballot

See ELECTION ROUNDUP, page 12



# Courier Calendar

## MARCH 1

### HAMMER MUSEUM: "GRANDMA HAS A VIDEO CAMERA"/ "SÓCRATES" 7:30 P.M.

The UCLA Film & Television Archive welcomes The Brazilian Filmmakers Collective in conversation with their films over two nights of programs that include short and feature length documentary and narrative work. In "Grandma Has a Video Camera," Tania Cypriano's family has been moving back and forth between the United States and Brazil for years, resulting in different thoughts and experiences on working and living in two places. Using home video footage shot by her family that chronicles their lives over 20 years, filmmaker Tania Cypriano's moving film is a greater story about immigration, searching for what is better and exploring the definition of home. In "Sócrates," Alexandre Moratto's riveting debut feature follows a teenager, Socrates, who becomes homeless after his mother has just died. Navigating grief and a need to find shelter, Socrates connects with a young man, tries to engage with his homophobic father and visits shops of São Paulo, in an effort to find a job, though unsuccessful. Admission to this event is free, with tickets distributed at the box office on a first-come, first-served basis one hour prior to the showtime. The Hammer is located at 10899 Wilshire Blvd., Los Angeles. [hammer.ucla.edu](http://hammer.ucla.edu)

### NOW - MARCH 11 ROGUE MACHINE THEATRE: "MIDDLE OF THE WORLD" FRI.-SAT., MON. 8 P.M. SUN. 3 P.M.

Rogue Machine Theatre presents the West Coast premiere of "Middle of the World" by Juan José Alfonso and directed by Guillermo Cienfuegos. In the play, Victoria was an important person

in Ecuador. Now broke, disgraced and separated from her son, she is determined to get back home and regain what she lost. Glenn worked his way from low-income housing to the verge of closing the biggest deal of his impressive finance career. But is business success what he's really chasing? "Middle of the World" means you cannot be in two places at once. You must choose. And when you choose, it means giving something up. On a night in NYC, when Glenn steps into Victoria's Uber, the course of both their lives will change in an instant. The show's runtime is approximately 95 minutes. General admission is \$45, senior tickets are \$35 and student tickets are \$25. Rogue Machine Theatre is located at 7657 Melrose Ave., Los Angeles. [roguemachinetheatre.org](http://roguemachinetheatre.org)

### NOW - MARCH 17 ACADEMY MUSEUM OF MOTION PICTURES: "DIRECTOR'S INSPIRATION: AGNÈS VARDA" SUN.-THURS. 10 A.M.-6 P.M. FRI.-SAT. 10 A.M.-8 P.M.

The Academy Museum presents an exhibition of one of global cinema's most radical and transformative artists, Agnès Varda. "Director's Inspiration" explores the influences on Varda's work. It is organized into three sections: Photography, Real People/ Real Life, and Art. Photography explores Varda's photographic work, which she pursued prior to filmmaking through prints, contact sheets and photography-related production materials. Real People/ Real Life focuses on the effect of family, location and social issues in Varda's films. The Art section centers on Varda's career as a fine artist later in life, displaying a model for one of her cinema shack installations among other works. General admission is \$25 for adults, \$19 for seniors (age 62+), \$15 for students (age 18+ with

valid ID), and free for children (17 and under) and members. [academymuseum.org](http://academymuseum.org)

### NOW - MARCH 17 GEFFEN PLAYHOUSE: "BLACK CYPRESS BAYOU" TUES.-SAT. 8 P.M. SAT. 3 P.M. SUN. 2 P.M., 7 P.M.

The Geffen Playhouse presents the world premiere of "Black Cypress Bayou." On a hot summer night in Texas, Vernita Manifold summons her two daughters down to the bayou with a secret too big to keep. The richest, meanest man in town is dead, and the Manifold women know more than they're saying. As secrets begin to surface, the bonds between the women, their town, and the legacy of their ancestors all come to a head. "Black Cypress Bayou" is a hilarious, suspenseful play about loyalty, healing and comeuppance. Tickets range from \$45-\$139. The Geffen Playhouse is located at 10886 Le Conte Ave., Los Angeles. [geffenplayhouse.org](http://geffenplayhouse.org)

### NOW - JUNE 16 HAMMER MUSEUM: "GROOVE: ARTISTS AND INTAGLIO PRINTS, 1500 TO NOW" TUES.-SUN. 11 A.M. - 6 P.M.

This exhibition surveys over 500 years of intaglio prints drawn from the extensive collections of the UCLA Grunwald Center for the Graphic Arts at the Hammer Museum. The intaglio medium comprises engravings, etchings, drypoint, aquatint and mezzotint, all of which involve the use of a copper or zinc plate which is incised, inked and printed. These materials and techniques have remained more or less the same since the 15th century, with artists employing similar methods to convey a wide range of subjects and styles, from the intricate

religious and mythological scenes of the 1500s to the formal experimentation of the 21st century. "Groove" includes more than 80 prints, organized chronologically, with important examples of Renaissance engraving; major etchings of the Dutch Baroque period; 19th- and 20th-century prints; and contemporary etchings. Admission to The Hammer is free. It is located at 10899 Wilshire Blvd., Los Angeles. [hammer.ucla.edu](http://hammer.ucla.edu)

### MARCH 12 UNITED STATES HOLOCAUST MEMORIAL MUSEUM: "2024 WESTERN REGION TRIBUTE DINNER: TOGETHER WE CAN DO MORE" 6 P.M.

United States Holocaust Memorial Museum presents the "2024 Western Region Tribute Dinner: Together We Can Do More." The event will honor Academy Award-winning actress Helen Mirren, via a prerecorded montage and acceptance speech, and philanthropist Moses Libitzky with the Museum's National Leadership Award for their role in Holocaust education and support of the Museum's mission to educate people about the Holocaust and consequences of unchecked antisemitism and hate. Brown University student and TEDx presenter Emma Blankstein will deliver the keynote address. The event is open to the public, but advance registration is required. Multi-level sponsorship opportunities are available. Individual tickets are \$600. Groups and individuals interested must register by March 8. A reception is at 6 p.m. and dinner is at 7 p.m. at The Beverly Hilton Hotel, 9876 Wilshire Blvd., Beverly Hills. For more information, contact the Museum's Western Regional Office at 202-817-4725 or [westernteam@ushmm.org](mailto:westernteam@ushmm.org). [ushmm.org](http://ushmm.org)

### MARCH 20 WOMEN WHO SHINE GALA 5-8 P.M.

Women's Business Network of the Beverly Hills Chamber of Commerce presents the 2nd annual Women Who Shine Gala. It will feature two keynote speakers: Candace Nelson and Jamie Kern Lima. This year a philanthropic component has been added to the event. Part of each sponsorship and ticket sold will go to Girls Inc. of Los Angeles. The event at the Waldorf Astoria Beverly Hills (9850 Wilshire Blvd., Beverly Hills) will consist of a pre-reception in the Foyer with Champagne and hors d'oeuvres, followed by the main program in the Astor Ballroom with the featured speakers, and finally the event will commence downstairs in the Espelette Restaurant with drinks and light bites. The dress code for this event is cocktail attire. Tickets are \$195 for non-members and \$175 for members. [members.beverlyhillschamber.com](http://members.beverlyhillschamber.com)



Photo by Erik Carter

Angela Lewis, Kimberly Scott, Amber Chardae Robinson and Brandee Evans in "Black Cypress Bayou" at Geffen Playhouse





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## City Announces New March Programming at Greystone Mansion and Gardens



Greystone Mansion and Gardens

Greystone Mansion and Gardens will hold a series of events throughout the month of March. Offerings will include self-guided tours, movie screenings, concerts and hands-on gardening workshops.

On March 2, visitors are invited to explore the first floor of the Greystone Mansion during self-guided tours held every

hour from 11 a.m.-2 p.m. The tours will reveal the rich history of the estate, once owned by the illustrious Doheny family. Tickets are \$8.

Later in the day on March 2, film enthusiasts can attend a "Greystone in the Movies" event, featuring a special screening of the film, "The Golden Child," starring Eddie Murphy. Guests will have the unique

opportunity to tour the areas where the movie was filmed and enjoy the screening in the recently renovated Greystone Theater. Tickets are \$15 for Beverly Hills residents, and \$20 for non-residents.

For garden enthusiasts, the "Gardening at Greystone" workshop takes place on March 3. It will offer a hands-on experience in the demonstration garden where guests will learn about plant propagation and other gardening tips. The workshop fee is \$12 for Beverly Hills residents, and

\$15 for non-residents.

Additionally, music lovers should note that the final "Music in the Mansion" for this season takes place on March 10. Classical music concerts are scheduled at 2 p.m. and 4 p.m. Tickets are \$25 for Beverly Hills residents and \$30 for non-residents.

Many programs have limited capacities and advance reservations are recommended for all events. For more information, visit [www.beverlyhills.org/Greystone](http://www.beverlyhills.org/Greystone).



Photos courtesy city of Beverly Hills

New gardening classes are set for Greystone Demonstration Garden.

### VOTE MYRA DEMETER

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**Alissa ROSTON**  
BEVERLY HILLS CITY COUNCIL

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*Alissa Roston*

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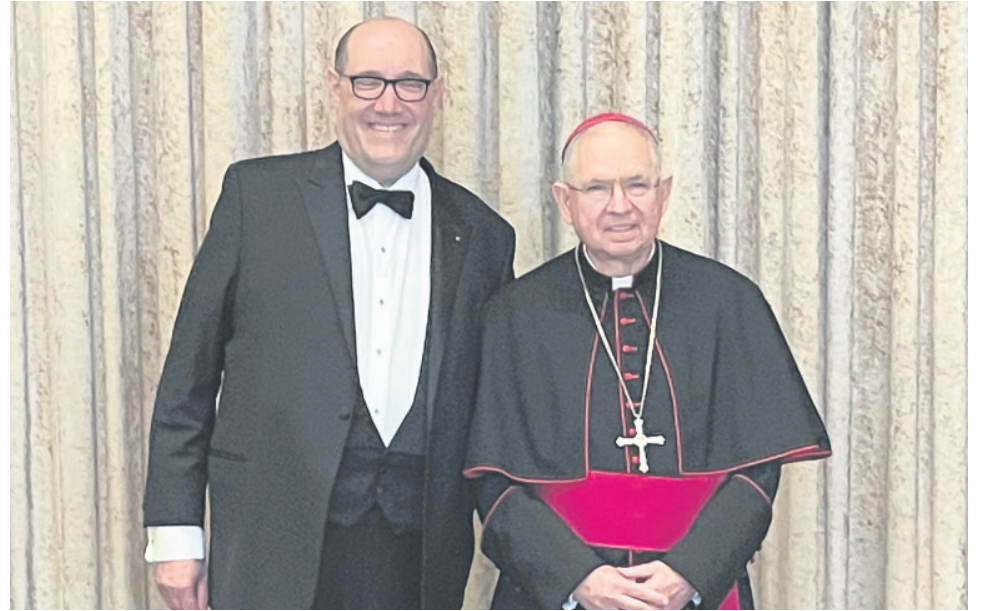
Paid for by Alissa Roston for City Council 2024 #1460582





The First Lady of Motown Claudette Robinson visited the Black History Walk of Fame at Beverly Vista Middle School (BVMS) to help celebrate Black History Month. The exhibition showcases notable current and former African American Beverly Hills residents who have richly contributed to America. Those featured include Lenny Kravitz, Claudette and Smokey Robinson, Diahann Carroll, Sammy Davis Jr., Clarence and Jacqueline Avant, Greg Morris, Phil Morris and more. The red carpet was literally rolled out for the event, which was enabled by the BVMS PTA. Pictured (from left): BVMS Assistant Principal Rich Waters, Councilmember Sharona Nazarian, Claudette Robinson and BHUSD Board of Education Members Noah Margo and Rachele Marcus

## Blumenthal Honored by Archbishop Gomez



On Feb. 24, Thomas J. Blumenthal, President and CEO of GEARYS Beverly Hills was recognized with an Archbishop's Award by the Most Reverend Jose H. Gomez, Archbishop of Los Angeles. The theme for this year's event was "An Evening of Grace and Gratitude," and it was attended by over 900 individuals at the Beverly Hilton. There were five awards presented at this year's dinner, which recognizes and celebrates the noteworthy contributions of selected Catholic individuals to the Archdiocese of Los Angeles.

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AD PAID FOR BY CRAIG CORMAN FOR BEVERLY HILLS CITY COUNCIL 2024 FPCC # 1462515



## Coach John Wooden Honored with Forever Stamp



Beverly Hills Vice Mayor Lester Friedman attended the United States Postal Service First Day of Issue ceremony at UCLA Pauley Pavilion in honor of the Forever stamp commemorating the accomplishments of Coach John Wooden. Over 250 people attended the Feb. 24 ceremony, including players coached by Wooden, such as Jamaal Wilkes, who was the master of ceremonies, Kareem Abdul-Jabbar, Kenny Booker, George Farmer and Andy Hill.

## A Goodwill Mission with Courier in Tow



Beverly Hills Community members Dr. Fred Jafari, Mrs. Malihe Jafari and Mr. Payam Afsharian have been involved with a project to build an elementary school in Colon, El Salvador. They took a copy of the Courier with them on one of their visits to the school, which was recently opened.



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**Lauren Halsey**

*Untitled, 2023*

Hand-carved gypsum and acrylic on wood  
93 5/8 x 46 5/8 x 3 inches

Collection of East West Bank.

© Lauren Halsey. Image courtesy of the artist and David Kordansky Gallery. Photo by Allen Chen.

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**2024 WESTERN REGION TRIBUTE DINNER**  
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The Beverly Hilton Hotel

**AMID THE DANGEROUS SURGE IN ANTISEMITISM** at home, abroad, and online, it has never been more important to come together as a community and share the lessons of the Holocaust.

**HONORING:** Helen Mirren and Moses S. Libitzky

*The Western Region Tribute Dinner will honor Helen Mirren via a prerecorded montage and acceptance speech.*

**DINNER CO-CHAIRS:** Linda and Tony Rubin

**RSVP at [ushmm.org/2024-west-dinner](https://ushmm.org/2024-west-dinner).**

For more information, contact the Museum's Western Regional Office at 202.817.4725 or [westernteam@ushmm.org](mailto:westernteam@ushmm.org).



UNITED STATES  
**HOLOCAUST**  
MEMORIAL  
**MUSEUM**



## How to Navigate This Year's Frieze Los Angeles and Felix Art Fair

BY AGNES LEW

The buzz of creation, collaboration and discovery in the air this week is almost palpable as Los Angeles gets set to serve as the epicenter of the contemporary art world with the joint openings of Frieze Los Angeles and Felix Art Fair.

Galleries in Downtown Los Angeles, Hollywood and Santa Monica will open their doors to art lovers and aficionados to provide them with the exclusive opportunity to experience some of the world's most breathtaking and groundbreaking works and offer them the chance to hear from the artists themselves about the inspiration and intention behind their creations.

Navigating this treasure trove of awe-inspiring artwork sprawling across the Los Angeles landscape can seem overwhelming. I believe in art's power to inspire and inform, transcend borders, nurture greater cultural understanding and appreciation, and build a more inclusive future for all.

First, you'll need a quick recap of Frieze Los Angeles and Felix Art Fair. Then, you'll need to check out these three must-see exhibits that fully embody that spirit of inspiration, innovation and connection.

### Frieze Los Angeles

Frieze Los Angeles 2024, held at the Santa Monica Airport from Feb. 29 - Mar. 3, features over 95 of today's most exciting galleries from around the world and promises to be a dynamic convergence of art, innovation and community. This highly anticipated event showcases the best of contemporary art from around the globe, bringing together a diverse array of established and emerging galleries, artists, and cultural institutions from the East and West and providing them a platform to connect and collaborate. From traditional paintings and sculptures to cutting-edge multimedia installations, Frieze Los Angeles delivers an eclectic mix of artworks that push the boundaries of creativity and challenge conventional norms.

### Felix Art Fair

Felix LA runs Feb. 28 - Mar. 3 at the historic Hollywood Roosevelt Hotel and will feature artwork from 66 galleries along with a more relaxed, poolside vibe.

Felix Art Fair is deeply rooted in the local arts scene and is focused on supporting and promoting Los Angeles' vibrant, diverse and creative artistic community. By showcasing the work of local artists and collaborating with local galleries and cultural institutions, the Felix Art Fair celebrates the region's continuing artistic evolution.

Felix Art Fair focuses on inclusivity and accessibility and is dedicated to providing a welcoming space where both seasoned collectors and first-time art enthusiasts can explore and engage with the vibrant world of contemporary art.

### Three Don't-Miss Exhibits

For me, the spotlight this week will shine



Frank Bowling "Towards Crab Island," 1983  
Acrylic paint, acrylic gel, foam and mixed media on canvas 69 x 114 inches



Photographer: Mason Kuehler Artwork: Eduardo Sarabia, Hollywood Hills Casa Pentra presents HUMAN NATURE, an exhibition curated by OMR and Esthella Provas

brightest on three hidden gems—pop-up exhibits being held alongside the official Frieze Los Angeles and Felix LA exhibits.

Two are amazing pop-ups in our own Beverly Hills backyard from Marc Selwyn Fine Art and Gemini GEL. The third is a remarkable pop-up in neighboring West Hollywood, the Mexican gallery OMR, which is curated by the incomparable Esthella Provas.

### Marc Selwyn Fine Art Gallery

Marc Selwyn has an incredible booth at Frieze Los Angeles. I am particularly fond of Frank Bowling's beautiful painting on display there, "Towards Crab Island,"

which was recently featured in his Tate retrospective.

In addition to his booth at Frieze, Marc is hosting a pop-up featuring Rodolfo Abularach, one of Latin America's most distinguished masters best known for his dramatic close-up renditions of human eyes—an image that gripped the artist for

two decades—at 427 N. Camden Drive in Beverly Hills.

Also on display will be Lee Bontecou's "Untitled, 2001," which depicts an exotic dragon-like animal and was featured in her Museum of Modern Art retrospective, along with a new puzzle work by Allen Ruppersberg, "25 Ways to Start Over (#20 Do a self-portrait)," which will be featured in the artist's upcoming show "25 Ways to Start Over" at Marc Selwyn.

### Gemini GEL Gallery

The iconic print gallery, Gemini GEL, will feature pop-ups of 27 works at the Beverly Hills Hotel from artists including John Baldessari, Sophie Calle, Tacita Dean, Darryl Pottorf, Robert Rauschenberg and Ed Ruscha.

The Gemini GEL gallery, at 8635 Melrose Ave., will also showcase a special screening of Richard Serra's "Notebook Drawings," a series of eight new etchings by the artist, on March 2.

To create this project, Serra referenced a series of eight drawings which he created in an intimate pocket-sized, notebook. These prints suggest the form and radiating heat of massive solid steel sculptures as they emerge from the forging process. All drawings appear spontaneous and likely were executed quickly and simultaneously, and the challenge in making the etchings was to capture that spontaneity and evoke the smudges of the charcoal drawings.

### OMR Gallery

OMR's pop-up, which is being curated by Esthella Provas, is exhibiting provocative works by artists Doug Aitken, Atelier Van Lieshout, Matti Braun, Pia Camil, Claudia Comte, Jose Dávila, Simon Fujiwara, Alicja Kwade, Tony Matelli, Jorge Méndez Blake, Ana Montiel, Gabriel Rico, Eduardo Sarabia, SUPERFLEX and Troika.

This exhibition explores how we relate to and unite with nature, placing it at the core of our experience in this world while also standing apart from it. The works presented reflect on our inherent human nature, which encompasses both the potential for control or destruction, and the capacity to hope and dream amidst unfolding ecological crises.

Comte's "Celya" evokes the deep-rooted interconnectedness of our natural world; van Lieshout's sculpture, "The Caretakers," underscores the emotions that sets humans apart from animals; and Blake's "In the Silence You Don't Know, You Must Go on, I Can't Go on, I'll Go on," which pays homage to the ambiguous ending of Samuel Beckett's novel "The Unnamable" are just three examples of the wondrous work on display.

Now go out and have fun looking at art! ●



Agnes Lew is East West Bank's Head of Private Banking, resident art aficionado, and self-described "conciierge" for all things artsy and fun. The East West Bank Collection features 79 major contemporary works from 38 artists who bridge gender, culture and ethnic backgrounds.



## 'Black Cypress Bayou' – Darkly Funny



Photo by Jeff Lorch

Angela Lewis, Kimberly Scott and Brandee Evans

BY NEELY SWANSON

World premiere plays by relatively unknown young playwrights can be risky and it was with some trepidation that I entered the Audrey Skirball Kenis Theater at the Geffen Playhouse to attend, or as it turns out, be enveloped by “Black Cypress Bayou” by Kristen Adele Calhoun. Squeezing through the narrow aisles to your seat, you take in Laurence E. Moton III’s truly fabulous set. Recreating a swamp in the East Texas bayou with tall cypress trees, their huge sinewy, connected roots and moss-hung branches inhabit the small stage. In one corner sits LadyBird Manifold, fishing pole in the creek and smile on her face. Enter Vernita Manifold, her mother, agitated, large towel-covered plastic basket in hand, looking from side to side, ready to quarrel with her daughter.

It’s not that LadyBird wasn’t expecting her mother but she thought they were going to fish in the late night hours and her mama didn’t bring her own pole. “Why isn’t your sister here?” Vernita demands. “Call her now and get her over here.” But LadyBird is in no hurry and wants answers. What’s going on? What’s in the basket? Why didn’t you bring your pole? This tug-of-war between mother and daughter is not new. LadyBird is a rule follower. She’s masked and insists on distance from a mother who’s never seen a rule she didn’t want to break or a boundary to breach. Vernita, like so many others, is convinced that if she hasn’t gotten sick by now, she’s not going to. Everyone who’s going to die has already died, she insists. It’s already taken half the town.

But back to that pesky basket, being guarded so carefully by Vernita, and the mysterious blood on her hands. As LadyBird

pulls back the towel, she yelps and turns away to vomit. Her mother stares her down. “Don’t you dare throw up, girl. We don’t need another mess to clean up tonight.” As Mama explains it, they need Meka, her other daughter, right now. She’ll know what to do because she’s acquainted with criminal activities. Although Meka considers herself a healer, and they could definitely use some of that right here and now, she’s partial to weed, medicinal and otherwise; the otherwise being illegal in Texas. Finally arriving, she’s less than clear-eyed, having spent the evening puffing away with her husband in their new hot tub.

The head? It belongs, or rather belonged, to Clayton Rutherford, the owner of just about everything in the town including the slaughterhouse and factory, both of which he shut down. Earlier, when there was a fire at the factory and workers died because the exits were chained shut, he offered no compensation. He owned the housing his workers lived in and the grocery stores they shopped in. Job or no job, they all owed him money and he demanded payment. But now he’s dead and Vernita has been caught red-handed, literally and figuratively.

The Rutherfords have been inextricably tied to Vernita’s family for generations. After the Civil War, Vernita’s beloved ancestors briefly rented Rutherford land, earning enough with their cotton crop to think about buying it. They had a gift for growing cotton, but that gift brought out greed and injustice in the town folk, especially Big Rutherford who controlled the sheriff, his cronies and just about everyone else in town. Demanding payments that weren’t due, Mama Ada and Papa Gee stood their ground and refused to See ‘BLACK CYPRESS BAYOU,’ page 10

# GEARYS Spring SALE

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**'BLACK CYPRESS BAYOU,'** from page 10 pay. A gun battle ensued and many died. But that wasn't enough. Rutherford's men came in the night and hanged seven of the survivors, including Papa Gee, and stole a year's worth of cotton.

Inexplicably, most of the white men who exacted vengeance on the innocent Blacks went missing. Soon only their heads turned up. But Big Rutherford was untouched and the order of the day was restored. Ada, single minded of purpose, was determined to get that land back; she never did. Vernita shivers telling this story because here, after many years, is the head of the man whose descendent built his crooked empire on the backs of her relatives.

Vernita, recounting this tale and others, reveals her ties to the folklore tradition inhabited by ghosts and spirits, both vengeful and forgiving. As she tells the girls "What do we believe about our dead?" Meka responds, "That they come back until they work is done." They provide spiritual protection. As her daughters listen to these phantasmagoric stories, there is a disturbing rustling in the trees. An outsider emerges, one seemingly unknown and possibly hostile to this family. But the stranger, Taysha, is not unknown and she shares a bond with the

three of them that will shatter their grasp on reality.

Calhoun has written a story that is deeply infused with a mythical spirituality, an African American magical realism. She has linked the folkloric tales of Vernita to the genealogy of her family. The stories were a way to connect to the past and rise above the future. In setting her play during the pandemic, she has made it a metaphor for the illness that has affected so many of the racists that populated this red neck of the woods. Lynching, Jim Crow laws, beatings and killings by the police are, in their own ways, a pandemic that affected the lives of African Americans since slavery. But the lingering effects of this type of pandemic are not on the Blacks, but on those who perpetrated these injustices, infecting their souls. Here, the beheadings are the spiritual retaliation for past sins.

This tale of retribution by unseen forces was the central theme of Percival Everett's outstanding novel, "The Trees." The mystery and solution to who will ultimately face justice is in the trees, from whose branches hung the strange fruit, those lynched for the crime of being Black. Tracking down and exacting revenge on the perpetrators is by a mysterious group, all of whom are

hiding in plain sight. Much like the initial retaliation for justice in "The Trees," the so-called murder of Clayton Rutherford is to avenge the past misdeeds of his ancestors. That he, himself, is unredeemable is icing on a poisonous cake. Swiftly directed by Tiffany Nichole Greene, Calhoun largely succeeds in couching her story in folklore by telling this story speedily, at times a bit too quickly, with a mordant sense of humor. It is, most assuredly, a black comedy (an unavoidable pun). Unnecessary, however, is the disdain shown by all but LadyBird for the real need to protect oneself during a pandemic. She needlessly plays on the ignorance of the consequences of ignoring health concerns as if it is LadyBird who is superstitious rather than Vernita and Meka who play into the trope that the virus was not real.

Brandee Evans, LadyBird, a rigid rule follower played for exaggeration, is excellent, a voice of reason in real time and an astute listener about the past. Angela Lewis is the humorous Meka whose only purpose may be to keep us engaged as the mystery of the head starts to play out. Perhaps it is the role or the writing, but her character doesn't contribute needed substance to the plot. She moves the story along without adding a great deal to it. Amber Chardae

Robinson is the mysterious Taysha. It is something of a thankless and yet pivotal role, pushing Vernita to acknowledge her own shortcomings and sins and move on. It is a difficult character to portray because of the "other worldliness" demanded and at times she is not as convincing as she needs to be. The group is led by Kimberly Scott as Vernita. Although she occasionally stumbled over her lines, interrupting the necessary rhythm, she effectively portrays an older lady dependent on both church going and respect for the spirits of the past, and I don't mean the Holy Ghost. She is most effective when cornered, angry and upset, which is most of the time.

I enjoyed the show and, having recently read "The Trees," I especially liked the tangible comparisons in the material. If you're going to be influenced, even if it's subliminal, I can think of no better role model than Percival Everett.

Now playing at the Geffen Playhouse's Audrey Skirball Kenis Theater through March 17. Performances take place Wednesday through Sunday, with matinees on Saturdays and Sundays. Run time is 80 minutes without intermission.

Geffen Playhouse, 10886 Le Conte Ave, Los Angeles, 90024 ●



Photos by Jeff Lorch

Top: Kimberly Scott, Brandee Evans and Angela Lewis  
Bottom: Amber Chardae Robinson and Kimberly Scott



Brandee Evans



Neely Swanson spent most of her professional career in the television industry, almost all of it working for David E. Kelley. In her last full-time position as Executive Vice President of Development, she reviewed writer submissions and targeted content for adaptation. As she has often said, she did book reports for a living. For several years she was a freelance writer for "Written By," the magazine of the WGA West, and was adjunct faculty at USC in the writing division of the School of Cinematic Arts. Neely has been writing film and television reviews for the "Easy Reader" for more than 10 years. Her past reviews can be read on Rotten Tomatoes where she is a tomato-approved critic.



**PLANNING COMMISSION, from page 1**

The latest version, submitted to HCD on Feb. 14, was crafted in close consultation with HCD and is substantially different from prior versions. Staff, therefore, believe it is well positioned to receive the long sought after state stamp of approval.

“It is expected that HCD will provide a letter indicating that no further revisions are required, and that the version formally submitted to HCD on February 14, 2024, can be certified by the state once the city has adopted the amended Housing Element,” states City Planner Masa Alkire in the staff report for Planning Commission’s Thursday meeting.

HCD is legally required to approve or deny the Housing Element within 45 days of the Feb. 14 submission, but in Thursday’s meeting Alkire expressed optimism that the city could get a quicker response.

“We are hoping that since we’ve already had extensive review from HCD, they would not need the full 45 days to review this version of the document,” he said.

Some major changes include adding city owned or controlled sites that can accommodate 557 low-income housing units, increasing the number of Accessory Dwelling Units allowed on large properties, incorporating accountability measures if the city falls behind on housing goals, and lowering fees and regulatory barriers to construct new housing.

“I think, personally, it’s all good and I

think HCD is happier because we are looking to make it easier for people of all income levels, all educational levels, all races and ethnicities to come here and have a fair chance at getting some affordable housing,” Demeter told the Courier. “So I look at this as a very positive thing.”

Demeter also said she is optimistic about receiving HCD’s signoff, because unlike during previous drafting phases, this time around HCD staff made themselves available to discuss the fine points of the plan with planning staff.

“All the previous Housing Elements or drafts that were submitted were based on initial conversations with HCD,” she said. “Now they (planning staff) were able to develop a relationship with HCD to have somebody actually respond as they were putting this together and say ‘here, you need to do X Y, Z’ and they could check off each of the punch list items.”

During the meeting, Commission Chair Gary Ross thanked the planning staff for the immense time and care they put into refining the document.

“This is an extraordinary effort that has been years in the making and especially impressive during the crunch time over the last six weeks,” he said. “Your efforts on behalf of the city engaging with the state of California, collaborating with the state, and working with the state to get us all to this point is commendable.”

“Ultimately those efforts are for the

common goal that the state has and that we have locally: fair housing,” he added.

The stakes for getting the Housing Element quickly approved are high.

Without a compliant Housing Element, the city is subject to a law known as the builder’s remedy. The builder’s remedy allows developers to push through housing projects that vastly exceed the city’s zoning requirements so long as they contain a certain number of affordable units.

The city has already received 13 builder’s remedy project applications that contain over 1,000 units in total.

In addition, the city is currently appealing a Superior Court lawsuit ruling that would suspend its ability to issue new building permits—except for those that add to

the city’s overall housing stocks—until HCD certifies its Housing Element.

The hope is that a compliant Housing Element will resolve all of these concerns and put the city back in good standing with the state.

“There are ramifications for not having an adopted and certified Housing Element, which are colloquially referred to as the builder’s remedy... There are other potential ramifications as a result of litigation,” said Assistant City Attorney Daniel Snow during the meeting. “The focus from the staff perspective is to get that (Housing Element) adopted as quickly as possible, so that we can get back to the normal implementation of land use practices.” ●



Planning Commission Chair Gary Ross thanks staff for the hard work they put into the latest Housing Element during a Feb. 29 special meeting.

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**ELECTION ROUNDUP, from page 1**

measure to fund mental health treatment to keep in mind.

In-person vote centers are currently open from 10 a.m. to 7 p.m. at Beverly Hills Public Library, TreePeople's conference room in Coldwater Canyon Park and Tom Bradley International Hall. On Saturday, centers will also open at All Saints Episcopal Church, LA Cienega Tennis Center, Horace Mann Elementary School, Sunrise of Beverly Hills and Roxbury Memorial Park Clubhouse.

Here's what residents need to know about the key regional and state races on the ballot:

**US Senate:**

Three Democratic members of Congress and the Republican ex-Dodger Steve Garvey lead the race to fill the seat of former Senator Dianne Feinstein, who died in September 2023. The top two-vote getters in the primary election will proceed to a November runoff regardless of party preference.

Polls have consistently shown Rep. Adam Schiff (D-Burbank) as the clear frontrunner with around a quarter of likely voters' support. The Los Angeles representative rose to national preeminence in 2020 as he led the House effort to impeach former President Donald Trump.

Rep. Katie Porter (D-Irvine) and Garvey are in a battle for second place, but polls have different conclusions over who holds the edge. A mid-February Emerson College poll found that Garvey had a 6% lead over Porter, however a mid-February Public Policy Institute of California poll concluded that the pair were virtually tied.

Rep. Barbara Lee (D-Oakland) is consistently polling in fourth place with 10% or less of the vote. The remaining 24 candidates in the race—including Republican attorney Eric Early, Republican

businessman James Bradley and Democratic TV reporter Christina Pascucci—all trail behind with 4% or less of the vote.

The three leading Democratic candidates share similar campaign priorities like affordable housing, healthcare, the environment, gun safety and immigration reform. Lee is the most progressive candidate and has differentiated herself from her fellow Democrats by backing an immediate ceasefire in Gaza and a \$50 minimum wage.

Garvey embraces many Republican policies and is calling for an audit of all spending on homelessness, a crackdown on the selling of street drugs and tighter border security. However, he also supports reproductive rights and clean energy.

Schiff is leading the fundraising, having collected more than \$31.4 million in campaign contributions, according to FEC filings. He is followed by Porter with \$28 million, Lee with \$9 million and Garvey with \$2.1 million.

**District Attorney Race:**

In perhaps the most unpredictable race on the ballot, 10 challengers are seeking to unseat incumbent District Attorney George Gascón. While a candidate can win in the primary if they clinch a majority of the votes, this crowded race is poised to proceed to a November runoff between the top two vote-getters.

Gascón rose to power in 2020 on a platform of reducing incarceration rates and offering a more humane approach to criminal justice. On his first day in office, he introduced a sweeping series of reforms that ended most sentencing enhancements, the practice of trying juveniles as adults and the use of cash bail for most misdemeanors and nonviolent felonies.

The challengers say these policies as well as

Gascón's blanket refusal to prosecute many misdemeanors—including trespassing, disturbing the peace, driving with no license, making criminal threats, drug possession, drinking in public and resisting arrest—are to blame for rising crime rates.

In late January, the California Elections and Policy Poll found that 15% of likely voters favor Gascón, 21% favor challengers and the majority of voters were undecided.

Out of the challengers, Deputy District Attorney Jonathan Hatami held 8% of the vote; former U.S. Assistant Attorney General Nathan Hochman held 4%; and Assistant U.S. Attorney Jeff Chemerinsky, Superior Court Judge Craig Mitchell and Deputy District Attorney Maria Ramirez each held 2%. The remaining seven candidates each held less than 1% of the vote.

Hatami is known for winning convictions against the parents who tortured and murdered Gabriel Fernandez and Anthony Avalos. Hochman ran for California Attorney General as a Republican candidate in 2022 and is now running as an independent.

Jeff Chemerinsky is the most progressive of all the challengers and the son of famous legal scholar and UC Berkeley Law School Dean Erwin Chemerinsky.

When it comes to fundraising, Hochman is by far in the lead, having collected a whopping \$2.8 million. He is followed by Chemerinsky with \$1 million, Hatami with \$780,000 and Deputy District Attorney Eric Sidall with \$470,000. Gascón has raised the fifth most out of the 12 candidates with \$435,000.

**State Assembly District 51:**

Democratic incumbent Rick Chavez Zbur, who was first elected in 2022, faces two Republican challengers in the race to represent Beverly Hills, West Hollywood, Hollywood and Santa Monica. Zbur is the former Executive Director of Equality California,

the nation's largest statewide LGBTQ+ civil rights organization.

One of his challengers, Shiva Bagheri, is a Beverly Hills resident. Bagheri owns local business Shiva's Dance & Fitness and started the Beverly Hills Freedom Rally in 2020 to express support for then-President Donald Trump. Entrepreneur Stephan Hohil is also seeking to unseat Zbur.

The top two vote-getters will advance to the November ballot.

**Prop. 1:**

Prop 1 is a \$6.4 billion bond measure spearheaded by Governor Newsom to fund mental health treatment and supportive housing for those experiencing homelessness.

If passed, it would direct \$4.4 billion to create 10,000 mental health beds and \$2 billion for homeless housing projects, half of which would be reserved for veterans with mental illness or substance use issues.

Supporters include National Alliance on Mental Illness California, California Teachers Association and California Chamber of Commerce, who believe it will help address the state's dire shortage of mental health treatment beds and a root cause of homelessness.

Detractors include Disability Rights California, ACLU California Action and the League of Women Voters of California, who fear the housing requirements of the bill will result in cuts for existing mental health services and also oppose funding treatment facilities where people with mental illness could be subject to involuntary holds.

A mid-February Public Policy Institute of California Poll found that 59% of likely voters support Prop. 1. The measure needs a simple majority in the March 5 primary to pass. ●



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**Next stop: more subway.**

**D LINE SUBWAY EXTENSION PROJECT**  
Section 1 – Beverly Hills Update

**WILSHIRE/LA CIENEGA STATION ENTRANCE WORK**

Civil restoration construction continues on the north side of Wilshire between San Vicente Bl and La Cienega Bl within the westbound curb lane and along the sidewalks. Station entrance construction is also taking place on Wilshire Bl and La Cienega Bl.

Join us for an in-person community meeting to discuss construction activities:

Wednesday, March 6, 2024, at 6pm  
Beverly Hills City Hall 2nd Floor  
455 N Rexford Dr, Beverly Hills, CA 90210

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Community Services

**COMMUNITY SERVICES DEPARTMENT**

**Showcase**

**Sunday, March 10 | 8am - 1pm**  
Beverly Hills Farmers' Market | 9300 Civic Center Dr.

**FIND THE RIGHT PROGRAM FOR YOU!**  
Summer Camp Discounts for Attending! More information at the Info Booth. No registration onsite.  
[beverlyhills.org/departmentshowcase](http://beverlyhills.org/departmentshowcase) | (310) 285-6850





# Police Blotter

The following incidents of arson, assault, burglary, DUI arrest, hate incident, robbery, theft and vandalism have been reported. Streets are usually indicated by block numbers.

## ARSON

2/26/2024, 3:27 a.m.  
at N. SANTA MONICA  
BOULEVARD / WILSHIRE  
BOULEVARD

2/23/2024, 1:20 a.m. at  
400 Block of N. CANON  
DRIVE

## ASSAULT - AGGRAVATED

2/26/2024, 2:35 p.m. at  
200 Block of S. BEVERLY  
DRIVE

## ASSAULT - SIMPLE

2/25/2024, 5:30 p.m.  
at N. RODEO DRIVE /  
WILSHIRE BOULEVARD

2/19/2024, 8 p.m. at 400  
Block of N. CANON DRIVE

2/16/2024, 7 p.m. at 100  
Block of N. LA CIENEGA  
BLVD.

## BURGLARY - COMMERCIAL BUILDING

2/22/2024, 3:06 a.m.  
at 200 Block of S. LA  
CIENEGA BLVD.

## BURGLARY - FROM A MOTOR VEHICLE

2/22/2024, 8:10 a.m. at  
200 Block of S. LINDEN  
DRIVE

2/21/2024, 11 p.m. at 400  
Block of N. PALM DRIVE

2/21/2024, 8:30 p.m.  
at 300 Block of N.  
OAKHURST DRIVE

2/21/2024, 7:25 p.m. at  
600 Block of N. ELM  
DRIVE

2/14/2024, 12:15 p.m. at  
600 Block of ARDEN  
DRIVE

## BURGLARY - RESIDENTIAL (COMMON AREA)

2/26/2024, 2:37 a.m. at  
400 Block of N. DOHENY  
DRIVE

## BURGLARY - RESIDENTIAL (NO ONE HOME)

2/16/2024, 6:18 a.m. at  
1700 Block of ANGELO  
DRIVE

## DUI ARREST

2/23/2024, 2:45 a.m. at  
S. ROBERTSON  
BOULEVARD /  
CHARLEVILLE  
BOULEVARD

2/21/2024, 10:35 p.m. at  
N. CRESCENT DRIVE /  
CLIFTON WAY

## HATE INCIDENT

2/24/2024, 12:30 p.m.  
at CHARLEVILLE  
BOULEVARD / S. DOHENY  
DRIVE

2/22/2024, 10 p.m. at  
N. CANON DRIVE /  
N. SANTA MONICA  
BOULEVARD

## ROBBERY

2/24/2024, 2:23 a.m. at  
100 Block of S. CANON  
DRIVE

2/19/2024, 5:06 a.m. at  
300 Block of S. REXFORD  
DRIVE

2/18/2024, 1:52 p.m. at  
400 Block of N. RODEO  
DRIVE

2/16/2024, 3:30 p.m. at  
9700 Block of WILSHIRE  
BLVD.

## THEFT OF AUTO PARTS

2/23/2024, 7 p.m. at 100  
Block of N. ALMONT  
DRIVE

2/22/2024, 6:45 p.m.  
at 200 Block of N.  
CRESCENT DRIVE

## THEFT - GRAND

2/14/2024, 5:40 p.m.  
at 200 Block of N.  
ROBERTSON BLVD.



## THEFT - PETTY

2/25/2024, 5:28 p.m. at  
9500 Block of WILSHIRE  
BLVD.

2/23/2024, 6:14 p.m. at  
100 Block of N. LA PEER  
DRIVE

2/22/2024, 10 p.m. at 1100  
Block of COLDWATER  
CANYON DRIVE

2/22/2024, 7:10 a.m. at  
200 Block of S. RODEO  
DRIVE

2/21/2024, 8 p.m. at 500  
Block of N. REXFORD  
DRIVE

2/21/2024, 2:24 a.m. at  
300 Block of N. CANON  
DRIVE

2/17/2024, 9:10 p.m. at  
9000 Block of WILSHIRE  
BLVD.

2/17/2024, 3:50 p.m. at  
200 Block of S. REXFORD  
DRIVE

2/17/2024, 11 a.m. at 200  
Block of S. REXFORD  
DRIVE

2/16/2024, 2:45 p.m. at  
9800 Block of S. SANTA  
MONICA BLVD.

2/16/2024, 2:10 p.m. at  
9400 Block of SUNSET  
BLVD.

2/16/2024, 12 p.m. at 200  
Block of N. RODEO DRIVE

2/14/2024, 10:10 a.m. at  
100 Block of S. BEVERLY  
DRIVE

## THEFT - PETTY (FROM VEHICLE)

2/22/2024, 5:17 a.m. at  
300 Block of N. CANON  
DRIVE

## VANDALISM

2/25/2024, 10:45 p.m.  
at 200 Block of S.  
WILLAMAN DRIVE

2/25/2024, 2:41 a.m. at  
9800 Block of WILSHIRE  
BLVD.

2/24/2024, 3 a.m. at 500  
Block of CHALETTE  
DRIVE

2/21/2024, 6 p.m. at 100  
Block of S. CANON DRIVE

2/17/2024, 1 a.m. at 9300  
Block of BURTON WAY

2/16/2024, 10:28 a.m. at  
400 Block of N. REXFORD  
DRIVE

2/16/2024, 10:11 a.m.  
at S. RODEO DRIVE/  
CHARLEVILLE  
BOULEVARD

2/15/2024, 3:48 p.m. at  
200 Block of S. REXFORD  
DRIVE

2/14/2024, 11:40 p.m. at  
400 Block of N. RODEO  
DRIVE

## Traffic Calming Coming Soon!

On December 5, 2023, City Council approved a 6-month installation of traffic calming devices on Clifton Way between Robertson and La Cienega Boulevards, including:

### **Traffic Circles:**

Clifton/Arnaz  
Clifton/Le Doux

### **Curb Extensions:**

Clifton/Hamel  
Clifton/Willaman  
Clifton/Carson  
Clifton/Stanley

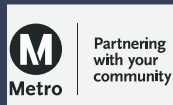


Example Traffic Circle



Example Curb Extensions

Installation is anticipated to begin in March 2024. For questions, contact the Public Works Department at AskPW@beverlyhills.org or (310) 285-2467.



Visit [beverlyhills.org/cliftonledoux](https://beverlyhills.org/cliftonledoux) for more information on the project.





**INVESTIGATION, from page 1**

“Collectively, we are nothing short of outraged by this behavior and we are prepared to implement the most severe disciplinary actions allowable under California Education Code,” district officials said in an email to BVMS parents. “Any student found to be creating, disseminating, or in possession of AI-generated images of this nature will face disciplinary actions, including, but not limited to, a recommendation for expulsion.”

With the emergence of apps that can “undress” people, BVMS is one of many schools around the world being forced to confront a novel form of bullying. In November, AI-generated pornographic photos of female students from Westfield High School in New Jersey circulated, prompting a probe by police. Similar incidents were reported last fall at schools in Seattle, Washington, Extremadura, Spain and Rio de Janeiro, Brazil. As a direct result, U.S. lawmakers introduced legislation in Congress to create a federal framework to protect an individual’s right to their likeness from AI manipulation.

“It’s time for bad actors using AI to face the music,” Florida representative María Elvira Salazar said in a Jan. 10 press release. “This bill plugs a hole in the law and gives artists and U.S. citizens the power to protect their rights, their creative work, and their fundamental individuality online.” Salazar introduced the bill along with Pennsylvania

Congresswoman Madeline Dean.

While Beverly Hills Unified School District (BHUSD) administrators noted that such an incident “may not yet be classified as a crime,” any criminal offenses discovered “will be addressed to the fullest extent possible.”

Currently, BHUSD uses a positive behavior intervention system (PBIS) to combat bullying, which is focused on identifying, teaching, and reinforcing positive behavior in students and evidence-based intervention practices to address problematic behaviors. Students and parents are always encouraged to report bullying by contacting their school principal or filling out a confidential online form.

“There are Bulldog students who are hurting from this event, and that is to be expected given what has happened,” BVMS Principal Dr. Kelly Skon wrote in an email to the school community. “We are also seeing courage and resilience from these students in trying to get normalcy back in their lives from this outrageous act.”

The Beverly Hills Unified School District’s Board of Education and Superintendent Dr. Michael Bregy addressed the issue during the board’s Feb. 27 meeting.

Bregy said the district’s highest priority is to ensure the well-being of the students who were victimized. The superintendent added that he has been visiting Beverly Vista over the past several days, and students at the middle school appeared “resilient,” albeit

“a little confused about what’s happening.”

Board members thanked administrators for taking the matter seriously and acting immediately. They also discussed the effect of new technology like AI on children, coupled with the ubiquity of social media. It’s a developing field of research that the district is watching closely, and they’re continually developing best practices regarding the use of tech in the classroom.

“Part of our responsibility is for students, that they understand this technology, that they’re able to use this technology for the future, but also how to use that technology in the most appropriate ways,” Bregy said. “I want to assure the community how important this is to all of us.”

District officials and the board had been closely examining how artificial intelligence might be abused by students to commit plagiarism or cheat on assignments shortly before the start of the Fall semester. That is

part of the reason why they implemented a ban on the use of cell phones on campus across the district at the start of the current school year.

Bregy and the board emphasized the importance of parents and families in guiding children toward healthy habits in their use of technology and social media. They urged everyone to maintain a dialogue with their children and pay attention to the apps they use and how they use them.

School Board Member Judy Manouchehri reminded parents that the district offers a wealth of sports and other after-school programs available. She strongly encouraged them to get their kids involved in activities that will decrease their screen time while interacting with their peers face-to-face more often.

“We really reach out to our parent partners as well, because we need some help,” Bregy said. ●

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# LA Marathon 2024

## March 17, 2024

**Beverly Hills Street Closures | 5 a.m. – 1 p.m.**

**City Hotline (3/17): 5 a.m. – 2 p.m. - (310) 550-4680**



- 💧 **WATER STATIONS:**  
**Water Station 16**  
 Burton Way west of Foothill Rd.  
**Water Station 17**  
 SM south/west of Charleville Blvd.
- P **PARKING STRUCTURES**  
 beverlyhills.org/parking
- + **FIRST AID STATION**  
 in Rexford Mini Park at  
 Rexford Dr. & Burton Way

- **SHUTTLE FOR RUNNERS**  
 one-way start time 4 a.m.
- **VIEWING AREA**  
 of Rodeo Dr. & Wilshire Blvd.
- **MARATHON ROUTE**  
 beverlyhills.org/marathon



**For access to 10 Freeway-** take Wilshire Blvd. East to Robertson; turn south/right to 10 Freeway

**For access to 405 Freeway-** Go West on Olympic Blvd to Freeway

East and Westbound lanes **CLOSED** on N Santa Monica Blvd. between Moreno Dr. and Bundy Dr.

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# Birthdays

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**MA DONG-SEOK**  
March 1



**LUPITA NYONG'O**  
March 1



**DANIEL CRAIG**  
March 2



**BOB JASON**  
March 4



**BELINDA MAISTERRA**  
March 4



**ANNIE LEHRER**  
March 6



**MICHELLE HADLEY**  
March 7

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## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). You don't have to be an irreverent disruptor to see the value in adding some levity to the serious tones you move through. This can be a way of coping with something that might otherwise be difficult. Your humor helps more than just you.

**TAURUS** (April 20-May 20). You're so inspired by what you love, you will produce a kind of sublime echo of it. This could happen with minimal awareness on your part, and there's no shame in the imitation, as you're putting your own spin on things.

**GEMINI** (May 21-June 21). Prioritizing gets tricky because truly important things go masquerading as ordinary and simple aspects of the day. The one to tackle first will bring you back to the basics of who you are, why you're here and what you want.

**CANCER** (June 22-July 22). Your reactive mind has served you well on many occasions so it's only natural to relax into those natural responses. But you're also trying to be different in some ways. Today you'll press the pause button and consider different

manners of reacting.

**LEO** (July 23-Aug. 22). Think ahead, make a plan and hold your dearest intentions at the forefront of your mind. Your ability to shut out distractions and focus intently for many hours at a time will win you a prime position or assignment.

**VIRGO** (Aug. 23-Sept. 22). What you think you should be doing and what you are really doing may be two different things. When you're not on track, it doesn't mean you are misbehaving; it just means you're capable of more.

**LIBRA** (Sept. 23-Oct. 23). There's much coming to you inside a package labeled "work." Love, friendship, respect, adventure and fulfillment are just some of the many perks in this package deal. So it's a good thing you signed on to do a little more than usual.

**SCORPIO** (Oct. 24-Nov. 21). You have the courage to move forward with a good plan, but the current one isn't passing muster. Better to go back to the drawing board than to move forward with ideas that won't take you where you want to go.

**SAGITTARIUS** (Nov. 22-Dec. 21). Stress contributes to your decision-making process. You're unlikely to repeat a

series of actions that causes you anxiety even for a big reward.

**CAPRICORN** (Dec. 22-Jan. 19). There are those who would lead you to believe that what you're trying to accomplish is complicated, when in fact it's pretty simple. You've already nailed the hardest part -- being brave enough to take action.

**AQUARIUS** (Jan. 20-Feb. 18). You'll be caught up in dreams of what you could create with another person.

Technically, you could create these same things alone, or with someone else entirely. Be open minded. In a sense, you're a producer, waiting for the perfect cast.

**PISCES** (Feb. 19-March 20). Sometimes objectivity is easily obtained, sometimes not. Knowing this, you won't expect another person to abandon attachments and see things from your point of view even though you're able to do so without effort.



This week's featured eligible dog for adoption is Gumbo. He is a 7-month-old, 5-pound Chihuahua mix, that would love to join a family. If interested in Gumbo, please contact Shelter of Hope at 805-379-3538.

[shelterhopepetshop.org](http://shelterhopepetshop.org)



# Candidate Corner



Alissa Roston casting her vote at the polls



Tiffany Davis spoke with voters at the residence of Helena Rosenthal on Feb. 27.



Nooshin Meshkaty (center) met with supporters as part of her Network X Nooshin series.



Robin Rowe (facing camera) joined his fellow candidates at the Sunrise Senior Living City Council Candidates Forum on Feb. 27.



Sharon Persovski (top left) with supporters



Myra Demeter meets with Beverly Hills residents at a campaign event.



Craig Corman at a Feb. 27 event at Kahal Joseph Congregation, supporting Na'amat USA, Simcha Chapter



A recent "Mary Wells For BH City Council Sushi Soirée Event" hosted by (from left): Dr. Justin Raanan, Fred and Azy Farahmand, Wells, Dela and Michael Ronan attracted more than 60 guests.



# Fun and Games

**SUDOKU**  
03/01/24 ISSUE

4				9	2	5		
			5	3		4		
9			1		4			
	7			2		1		3
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3		2		5			8	
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		4		8	7			
		7	3	4				1

**SUDOKU ANSWERS**  
02/23/24 ISSUE

6	9	8	5	4	2	3	7	1
3	1	5	8	7	9	2	6	4
2	7	4	3	1	6	9	8	5
9	2	7	6	5	8	1	4	3
4	5	6	1	9	3	7	2	8
8	3	1	7	2	4	6	5	9
7	6	9	4	8	1	5	3	2
5	8	2	9	3	7	4	1	6
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**PUZZLE ANSWERS**  
02/23/24 ISSUE

DOM	PAR	T	SLOT	STA	MBA
UNICODE	I	HOPE	HURRIED		
GAMELAN	BERRA	ONE	ACRE		
UIES	MOVIE	CAMERA	OREL		
PROAM	WHAT	AHOOT	QUOTE		
	GRAINS		NOPULP		
MER	RNS	ASSTS	FOE	HEN	
I	VANIV	IMITATE	WE	LOST	
REPINE	NODULAR	ERENOW			
ASHCAN	CREDITS	RETEST			
	ORTS	ANISE	SPYS		
YOPLAIT	LOOMS	PLEATED			
ASHE	OOP	TEA	KIA	THAI	
WHO	ONCE	ERN	ERNO	OVA	
SANDUSKY	SAS	PITCHMEN			
	OAR	TON	OTT	TOA	
SIGN	SITE		SOPH	ESTE	
NOR	LACEUP	TINHAT	ARM		
INAFUNK	TUTOR	OVERLIE			
PIPETTE	EMOJI	NOCOVER			
SCHMEAR	RAMOS	ECSTASY			

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**THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE**  
03/01/24 ISSUE

**THE INSIDE SCOOP**

BY SID SIVAKUMAR / EDITED BY WILL SHORTZ

Sid Sivakumar is an M.D./Ph.D. student at Washington University in St. Louis, training in biomedical engineering and neuroscience. This is his 17th crossword for The Times. Since the theme material appears mostly in the middle, Sid made the grid's sides — and especially the corners — quite open, giving them a themeless feel. "I was very fortunate they turned out so clean and fresh," Sid says. "I'm usually not so lucky!" — W.S.

- |   |  |  |  |
|---|--|--|--|
| <p><b>ACROSS</b></p> <p>1 Mess-hall patrons, in brief</p> <p>4 Theater backdrop</p> <p>9 Stressful work?</p> <p>13 Disorganized stack</p> <p>17 Home-screen array</p> <p>19 Port container</p> <p>20 Clean hands, so to speak</p> <p>22 Spill (over)</p> <p>23 Strict sales limit, informally</p> <p>24 Slow-cooked entrees</p> <p>25 Boos-y drink?</p> <p>27 Olympic gymnast Raisman</p> <p>29 Charge (with)</p> <p>30 Involves</p> <p>31 Some kennel personnel</p> <p>34 Only U.S. coin that does not explicitly indicate how many cents it's worth</p> <p>35 Eschewed pork and shellfish, say</p> <p>37 Arena seating sections</p> <p>38 Perfume ingredient</p> <p>39 Civil wrong</p> <p>40 Comedy character who once asked the U.N. secretary general if Disneyland was part of the U.N.</p> <p>42 Org. whose initials are aptly hidden in "foreign satellite interception"</p> <p>43 Really hurt</p> | <p>44 Orders more of than necessary</p> <p>48 Oktoberfest purchase</p> <p>49 "Clifford the Big Red Dog" ailer</p> <p>52 "Gross!"</p> <p>53 Excessively</p> <p>54 Checkout unit</p> <p>56 Eyeballs, e.g.</p> <p>60 "Naw, no way!"</p> <p>62 Hindu wedding adornment that's said to get darker the more the newlyweds love each other</p> <p>64 Lifesaving mission, for short</p> <p>66 Its panhandle abuts British Columbia</p> <p>67 Prudent</p> <p>69 Texas A&amp;M athlete</p> <p>70 One fast-tracked in an interview pool</p> <p>72 Like Loki</p> <p>73 Absolutely devour</p> <p>74 Fitting a little tight</p> <p>75 Home to the Great Ziggurat of Ur</p> <p>77 Common jeans feature</p> <p>78 "Whoop-de-___"</p> <p>79 Subject of 1960s-'70s addiction research</p> <p>80 Purges</p> <p>82 Things that perceptive people might pick up</p> <p>86 Picture taker?</p> <p>88 Sound in "Old MacDonald Had a Farm"</p> <p>89 Windy part of a kite?</p> <p>90 The "A" of the ACT UP organization</p> <p>94 Thunderous sounds</p> <p>95 Piece of info</p> | <p>97 Body of water adjoining Korea Bay</p> <p>100 ___-de-camp</p> <p>101 Proceeds</p> <p>103 Putting together</p> <p>104 Hardly worth mentioning</p> <p>106 ID whose first five digits are sometimes ignored</p> <p>107 Keister</p> <p>108 Flight segment</p> <p>111 Demographic group</p> <p>113 Tiny member of a swarm</p> <p>114 Big Ten school that plays home football games at Beaver Stadium</p> <p>115 Much like</p> <p>116 What hits the ground running?</p> <p>117 Seat in the London Stock Exchange?</p> <p>118 At the earliest chance</p> <p>119 They get high by the beach</p> <p>120 Airport screening inits.</p> <p style="text-align: center;"><b>DOWN</b></p> <p>1 Winter house-warming option</p> <p>2 "That's my goal"</p> <p>3 Powerlifter's helper</p> <p>4 Marine predator often seen near shorelines</p> <p>5 First Nations people</p> <p>6 Best Melodic ___ Performance (Grammy category)</p> <p>7 "My concern is ..."</p> <p>8 <i>Variety used to make Bordeaux wine</i></p> <p>9 Dot on a die</p> <p>10 Musical artist Yoko</p> | <p>11 Joins those on the stage</p> <p>12 Counterparts of eves</p> <p>13 With 61-Down, like some gossip ... as represented phonetically by each set of shaded squares?</p> <p>14 Like a bathroom directly connected to a bedroom</p> <p>15 Feigns indignation</p> <p>16 Bug</p> <p>18 Address</p> <p>19 Barbecue-grill fill</p> <p>21 Camp bed</p> <p>26 Summer Olympics host between London and Tokyo</p> <p>28 Comics sound when something is snatched</p> <p>31 Clenched, as teeth</p> <p>32 Recordholder for most games played in the FIFA World Cup (26)</p> <p>33 Modern ___</p> <p>36 Trains above street level</p> <p>38 Delivery that can't be returned</p> <p>41 "Well, don't wait out here!"</p> <p>43 Goals</p> <p>45 Sun shield</p> <p>46 ___-conscious</p> <p>47 <i>Variety commonly found in jellies and pies</i></p> <p>48 Wax figures?</p> <p>49 Golf-tournament division</p> <p>50 President who campaigned on the slogan "Our best days still lie ahead"</p> |
|---|--|--|--|

ANSWERS FOUND IN NEXT WEEK'S PAPER...

- |  |   |   |   |
|--|---|---|---|
| <p>51 Real pickle</p> <p>55 So ... or a word following "so"</p> <p>57 Fit for a king</p> <p>58 Sees red</p> <p>59 Word before dating or skating</p> <p>61 See 13-Down</p> <p>62 Dance at a luau</p> <p>63 More open to the elements</p> <p>65 Lake-house rental</p> <p>67 Unnerves</p> <p>68 Sea hawks</p> | <p>71 Lyft request</p> <p>73 Lithium-___ battery</p> <p>76 "Don't ___ me ..."</p> <p>78 1994 single by Hole whose cover art depicts a miniature wedding dress and veil</p> <p>81 Real-time PC exchanges</p> <p>83 Man, woman and child, e.g.</p> <p>84 Little lifter</p> <p>85 Snore loudly</p> | <p>86 One dropping amorous hints</p> <p>87 Trigonometry units</p> <p>88 B-ball in Big D</p> <p>91 "Am I mistaken?"</p> <p>92 Turndowns</p> <p>93 Hot herbal brew</p> <p>94 Place to pamper pets that purr</p> <p>95 Some rivers have them</p> <p>96 <i>Variety that shares its name with a Mideast capital</i></p> <p>98 Game with big prizes</p> | <p>99 "I'm not working right now," in email shorthand</p> <p>101 Believer in Jah</p> <p>102 Mushroom added to ramen</p> <p>105 Org. with the phone number 1-800-TAX-FORM</p> <p>107 Cornmeal cake</p> <p>109 Info you might send someone when you're running late</p> <p>110 Liven (up)</p> <p>112 Stashed away</p> |
|--|---|---|---|



**BURTON WAY, from page 1**

ditches that collect water—which lead to an approximately 1-million-gallon reservoir, Environmental Compliance and Sustainability Program Manager Josette Descalzo said.

Descalzo explained that the storm drains pump stormwater runoff from the street up to the surface of the median, where it then flows into two 15-foot-wide bioswales. The bioswales remove metals, bacteria and organic materials from the water, which is then diverted into the reservoir until is used to irrigate the median.

“I like this project ... because of all the pollutants that will be prevented from going to Ballona Creek [which drains into Santa Monica Bay],” Project Manager Tristan Malabanan said. “It’s a huge amount of nuisance water that will be cleaned up and really not making its way to the ocean.”

The project is expected to save 5 million gallons of water a year, and it has already captured more than 1 million gallons since December, even though the storm drains are not up and running, Malabanan said. Staff are still testing the drainage control system and awaiting certification from the pump manufacturers to operate, though rain that has fallen into the bioswales has been collected, he said.

“I don’t think we lose out on one drop of rain that falls in the median,” he added.

Malabanan expects the storm drain systems to be fully operational within the next few weeks, though staff will continue to finetune the system over the coming months, he said.

According to a project background on the city’s website, the project took root roughly a decade ago, when a 2015 drought prompted state officials to implement regulations that prohibited the city from watering the turf lawn that then covered the median.

In 2016, Beverly Hills and other cities comprising the Ballona Creek Watershed adopted the Enhanced Watershed Management Plan (EWMP), which provided a framework for improving water quality in line with the Federal Clean Water Act.

Constructing “green streets” was one of Beverly Hills’ key strategies for accomplishing its EWMP goals, and when the median’s turf lawn started to deteriorate from the state’s watering restrictions, Burton Way emerged as an opportunity to test this approach.

“We developed this multibenefit concept of having a stormwater function and also water efficient landscape functions,” Malabanan said.

The contract was awarded in June 2021, and construction began later that year, though it was no easy feat, Public Works Assistant Director/City Engineer Daren Grilley said.

Installing the 1.2-million-gallon reservoir approximately 30 feet underground “was very impactful on the community,” securing special permits from the U.S. Army Corps of Engineers was “a lengthy process,” and pandemic-era supply chain issues and heavy storms in 2022 and 2023 further slowed the project, Malabanan said.

In total, the project cost \$12 million, with nearly \$7 million coming from state and county sources, including the Safe Clean Water Program, also known as Measure W, according to Gold.

“This is the result of many years of planning and designing and construction finally coming to an end, and the results are out there for people to see,” Grilley said. “It feels great.”

Not all residents are pleased.

Following the ribbon-cutting ceremony, architect Tom Roberts said that while he appreciates the water quality and reduction benefits, he dislikes the aesthetics of the landscaped median, taking specific issue with the amount of grass that was removed to install the bioswales.

In an interview, Gold said that everyone he’s spoken to has been happy with the project, though he acknowledged that it is just one part of the city’s broader water quality plans.

Under the EWMP, the city will need to construct enough green streets to capture approximately 12.7 million gallons of “urban runoff per rain event to preserve the health of the watershed,” according to the website.

Projects like the Burton Way Green Street are expensive and land intensive, Gold said. Though no others are being planned, the city had previously considered a catchment system underneath La Cienega Park, and building a green street near the Cabrillo Reservoir remains a possibility, he added.

“This is not the totality of it,” Gold said. “It’s really just the beginning.” ●

## Mitchell Dawson Passes Away



Mitchell Dawson

Mitchell J. Dawson, of Dawson, Tilem and Gole, Attorneys at Law, passed away on

Feb. 15. He was a Beverly Hills resident and business owner for most of his adult life. His wife of 45 years, Bobbe Joy, told the Courier, “Mitch was a leader. He served as President of the Rotary Club of Beverly Hills and Rotary Club of Century City. He was a Planning Commissioner for seven years, President of the Board of the Maple Counseling Center, President of the West Hollywood Democratic Club, a member of the 911 Committee, first to graduate from Team Beverly Hills, President of the Beverly Hills Tennis Club, and was sworn in to appear before the U.S. Supreme Court to name just a few.”

In addition to Bobbe Joy, Dawson leaves behind his son, Ian, daughter, Portia and four grandchildren. ●

# Public Notices

## Public Notice of Unclaimed Funds Being held by the City of Beverly Hills

The City of Beverly Hills hereby provides notice to owners of record of unclaimed funds in the City’s possession that the unclaimed funds will escheat to the City by operation of law if not claimed by the date and time set forth below. Below is a list of unclaimed funds in the City’s possession that have not been claimed, along with the owners of record. This publication notice is the final notice to the owners that these moneys will escheat to the City at 12:01 am on April 23, 2024 by operation of law pursuant to Government Code sections 50050 through 50056, if not claimed by the date specified below. Any claim for these unclaimed funds must be received by the City no later than 5:30 pm on April 22, 2024. Claims should be filed with the City of Beverly Hills, Accounting Division, Attn: Unclaimed Property, 455 N Rexford Dr #350, Beverly Hills, CA 90210. A claim form may be obtained from the Accounting Division or on the City’s website at: <http://www.beverlyhills.org/unclaimedfunds>. Proof of identity will be required.

8825 Wilshire LLC 117.53, 901 N Bedford LLC 1,200.00, Aashish Anil Waghachoure 79.81, Adam Bulatewicz 35.11, Amar Khelloufi 50.00, Anchor Street Collective 463.00, Ashley Ritterbush 96.00, Bette Philbin 17.00, Blue Shield of California 1,231.70, Bob Nassir 96.00, Brenda Rust 185.90, Career Development Institute 96.00, Central Productions, LLC 1,761.50, Chen Qinyi 58.00, Christopher Esse 20.95, City Of Irvine 200.00, Creative Blood Agency 1,007.50, Crystal De Souza 17.00, Daymond Ebanks 183.00, Department Of Health Care Services 186.60, Eli Nazarian 37.00, Empire At Burton Way, LLC 56.25, Fitness Retailer LLC dba CA Home Fitness 143.28, Gena Beltran 184.00, Genoveva Urteaga 192.00, Georges Bohbot 285.54, Guan Bowen 93.00, Hope Easton 757.57, Jacob Morrow 130.00, Jam Fire Protection Inc 2,168.21, James Brubaker 474.51, Jill Wanera 17.00, Jonas and Company, Inc. 107.00, Joshua Anderson 180.33, Justine Freeman 17.00, Kazu Namise 37.00, Kenneth Richard 378.20, Kenneth Marchand 120.00, Kim Winberry 100.00, Kimberly Smith Kay 1,342.33, Kyle Mehrian 325.00, L.A. Hydro-Jet & Rooter Svc Inc. 1,930.00, Lakeshore Entertainment 1,596.75, Leslie D Kazadi 790.60, Leslie Lobel 17.00, Linda Hunt 1,267.45, Masha Krakosvskaya 100.00, Matte Finish, LLC 56.50, Matthew N. Magieninicki 93.00, Minie Zhang 17.00, Nikol Kovalchuk 1,000.00, Pacific 2.1 Entertainment Group, Inc. 1,763.50, Paula Crosby 59.00, R Malone Inc 262.50, Ramin Rabbani Md Inc 257.71, Ranjit Korah 5,000.00, Rar2- BH Retail Qrs, LLC 267.88, Rar2- BH Retail Qrs, LLC 263.33, Red Pepper Farm, LLC 1,126.50, Robert Rabinowitz 200.00, Shemuel M Ezran 275.38, South Bay Fire/Arson Task Force 200.00, T5 Enterprise Solutions, LLC 995.00, Taylor M. Smith 63.00, The Realreal Inc 287.00, Tsoi Ma 17.00, Urban Outfitters West 1,344.27, Virginia Maas 17.00, Yasuko Kraines 164.53.

**T.S. No.: 23-9449  
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Trustee’s Sale  
Loan No.:  
\*\*\*\*\*7587 APN:  
5555-002-112**

You Are In Default Under A Deed Of Trust Dated 6/11/2021. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier’s check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to

and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Wesley Johnson, A Single Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 6/17/2021 as Instrument No. 20210959600 in

book ---, page --- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 3/12/2024 at 11:00 AM Place of Sale: behind fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$1,205,987.79 Street Address or other common designation of real property: 8455 Fountain Avenue West Hollywood California 90069 A.P.N.: 5555-002-112 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not

present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 23-9449. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 23-9449 to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 2/9/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 Tina Suihkonen, VP of Operations and Compliance BHC Published: 02/16/24, 02/23/24, 03/01/24



# Public Notices

ORDINANCE NO. 24-O-2887

AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING TITLE 10, CHAPTER 3, ARTICLE 12 OF BEVERLY HILLS MUNICIPAL CODE TO ALLOW FOR THE EXPANSION OF EXISTING RESTAURANT USES AND THE ESTABLISHMENT OF NEW RESTAURANT USES WITH ROOFTOP OUTDOOR DINING FOR EXISTING LEGALLY NONCONFORMING HOTELS LOCATED IN THE R-4 MULTIPLE RESIDENTIAL ZONE

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

**Section 1.** On October 26, 2023 and December 14, 2023, the Planning Commission held a duly noticed public hearing after which it adopted Resolution No. 2046, recommending that the City Council amend portions of Title 10 (Planning and Zoning) of the Beverly Hills Municipal Code to allow for the expansion of bar and dining area within existing hotel restaurants and the establishment of new bar and dining area that is open to the public on the rooftop of an existing legally nonconforming hotels in the R-4, Multiple Residential Zone with established rooftop uses as of December 14, 2023 (collectively, the "Amendments"). On February 6, 2024, the City Council held a duly noticed public hearing, received public testimony, and thereafter introduced this Ordinance.

**Section 2.** This Ordinance and the Amendments, in conjunction with the proposed renewal and amendments of Conditional Use Permit, Development Plan Review, Extended Hours Permit entitlements to allow for expansion of existing ground floor restaurant uses with outdoor dining and the establishment of new rooftop restaurants uses with rooftop outdoor dining associated with existing hotel operations at 9291 Burton Way (collectively the "Project"), were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The Amendments would allow for the expansion of bar and dining area within existing hotel restaurants and the establishment of new bar and dining area that is open to the public on the rooftop of an existing legally nonconforming hotels in the R-4, Multiple Residential Zone with established rooftop uses as of December 14, 2023, as part of a Conditional Use Permit request. The City Council hereby finds that the Project is exempt from CEQA pursuant to Sections 15301 (Class 1 – Existing Facilities) and 15305 (Class 5 - Minor Alteration in Land Use Limitations) of Title 14 of the California Code of Regulations. Due to the fact that the Amendment and Project involves minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density, minor temporary use of land having negligible or no permanent effects on the environment, and the permitting or minor alterations of existing structures involving negligible or no expansion of use, these exemptions are applicable.

**Section 3.** The Amendments are consistent with the objectives, principles, and standards of the General Plan. General Plan Policy LU (Land Use) 9.1 – Uses for Diverse Customers, encourages accommodation of hotel and restaurant uses that attract customers from the region and provide a quality experience for national and international uses. Additionally, General Plan Policy LU 15.1 – Economic Vitality and Business Revenue, encourages the City to sustain a vigorous economy by supporting businesses that contribute revenue, quality services and high-paying jobs, while LU 15.2 – Priority Businesses, encourages the retention and improvement of priority businesses, including high-end hotels. The requested Amendments to the create opportunities for additional investment in existing long-standing hotel uses in the City by creating additional indoor and outdoor dining opportunities within existing legally nonconforming hotel for hotel guests and the general public to enjoy.

**Section 4.** The City Council hereby amends Section 10-3-1207 of Article 12, of Chapter 3 of Title 10 of the Beverly Hills Municipal Code to read as follows:

"10-3-1207: DINING IN  
NONCONFORMING HOTELS:

Subject to the following restrictions, restaurants or dining rooms may be operated within a nonconforming hotel located in an R-4 zone:

A. Private Dining Rooms: A private dining room may be operated within a nonconforming hotel in an R-4 zone provided that the dining room serves only hotel occupants and their guests and has no door or entrance opening through an exterior wall except a service door into a garage or warehouse or an emergency exit door.

B. Restaurants: A restaurant may be operated within a nonconforming hotel pursuant to a conditional use permit if the hotel and restaurant meet the following criteria:

1. The hotel is located on a street identified as an "arterial" street or "collector" street in the city's general plan.
2. The total dining and bar floor area of all restaurants and private dining rooms in the hotel does not exceed the floor area of any dining and bar area that existed on or before November 1, 1995, except as provided for in subsections B.7 and B.8.
3. No patrons of the restaurant are seated after eleven o'clock (11:00) P.M.
4. No live entertainment is performed.
5. No banquets or similar private receptions or parties are held at the restaurant.
6. Parking is provided free of charge to employees to ensure that employees do not park in the public right of way.
7. For nonconforming hotels with established rooftop uses that existed on or before December 14, 2023, existing enclosed rooftop structures area may be converted for use as restaurant kitchen facilities and outdoor dining and bar area may be established on the rooftop, subject to the requirements of subsection C of this section.
8. For nonconforming hotels with established rooftop uses that existed on or before December 14, 2023, dining and bar floor area of existing ground floor restaurants may be expanded, subject to the requirements of subsection C of this section.

C. Restaurant Conditional Use Permit: Prior to issuing a conditional use permit to allow for the operation or expansion of restaurant uses, including the establishment of rooftop outdoor dining, to be located in a nonconforming hotel pursuant to subsection B, the commission shall consider, as part of its determination pursuant to article 38 of this chapter, whether the restaurant will have a substantial adverse impact on the use and enjoyment of surrounding residential properties due to:

1. The accumulation of garbage, trash, or other waste;
2. Noise created by the operation of the restaurant or by employees or visitors entering or exiting the restaurant;
3. Light and glare;
4. Odors or noxious fumes;
5. Parking demand created by the restaurant, including parking demand created by employees; or
6. Traffic.

D. Prohibition Against Expansion: Nothing in this section shall be construed to permit the expansion or enlargement of a nonconforming hotel use or private dining room or restaurant within a nonconforming hotel except that a private dining room may be converted to a restaurant as allowed by subsections B and C of this section, and restaurants may be expanded as provided for in subsections B.7 and B.8. No hotel may include both a private dining room and a restaurant.

E. Signage: In addition to any other signage permitted for the hotel, a hotel restaurant or private dining room may be identified by a sign at the entrance to the restaurant or private dining room. The size of the sign shall be approved by the planning commission but in no event shall the sign exceed twelve (12) square feet. The sign shall not be illuminated except with back lighting.

F. Outdoor Dining: Outdoor dining may be approved by the planning commission as part of the issuance of a conditional use permit subject to the issuance of a development plan review approval that must be renewed on an annual basis for the first three (3) years and every three (3) years thereafter unless the director of planning and community development determines that more frequent review and renewal is required to ensure that no adverse impacts occur."

**Section 5. Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall be and remain in full force and effect.

**Section 6. Publication.** The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 7. Effective Date.** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

**Section 8. Certification.** The City Clerk shall certify to the adoption of this Ordinance.

Adopted: February 20, 2024  
Effective: March 22, 2024

JULIAN A. GOLD, M.D.  
Mayor of the City of Beverly Hills, California

ATTEST:  
HUMA AHMED (SEAL)  
City Clerk

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
NANCY HUNT-COFFEY  
City Manager

VOTE:  
AYES: Councilmembers Nazarian, Bosse, Vice Mayor Friedman, and Mayor Gold  
NOES: None  
ABSENT: Councilmember Mirisch  
CARRIED

## Notice City Of Beverly Hills Notice Inviting Interested Contractors For The 2024 Informal Bid List

In accordance with the State of California Uniform Public Construction Cost Accounting Commission, the City of Beverly Hills is inviting all interested licensed contractors to submit their firm for inclusion on our Agency's list of qualified bidders for calendar year 2024. Even if your firm has previously submitted, you must resubmit to be included for the next year. Per California Public Contract Code 22032, any Public Works Project that is estimated to be below \$200,000.00 is subject to the Informal Procedures set forth by the State of California Uniform Construction Cost Accounting Commission. Plans and Specifications for Informal Bid Projects are available at no cost to the contractor. Contractors that are interested in being on the 2024 Informal Bid Contractors List are required to have a current license and are subject to verification through the Contractors State License Board

### LETTERS OF INTEREST FROM LICENSED CONTRACTORS

If you or your firm would like to be placed on the City of Beverly Hills' 2024 Informal Bid Contractors List, please complete the City of Beverly Hills' Contractors Pre-Qualification Questionnaire at [www.beverlyhills.org/CoBHCUPCAAForm2024](http://www.beverlyhills.org/CoBHCUPCAAForm2024) and return it via email to the Attention: Will Hamilton, Senior Management Analyst e-mail: [whamilton@beverlyhills.org](mailto:whamilton@beverlyhills.org).

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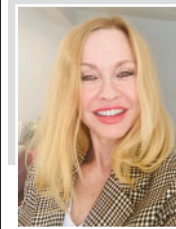
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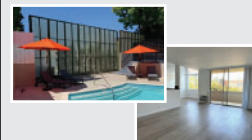
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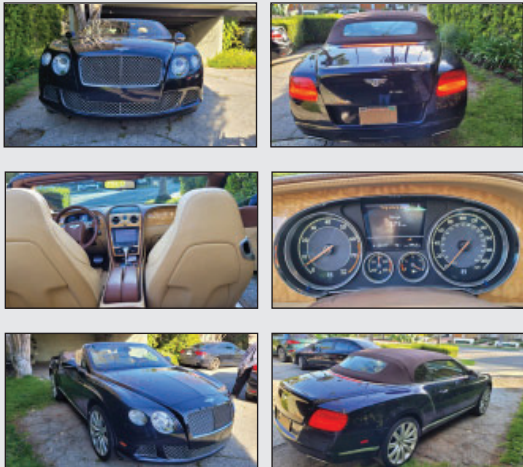
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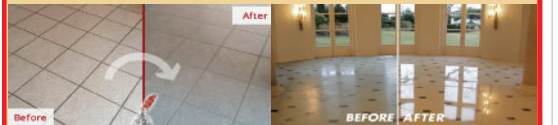
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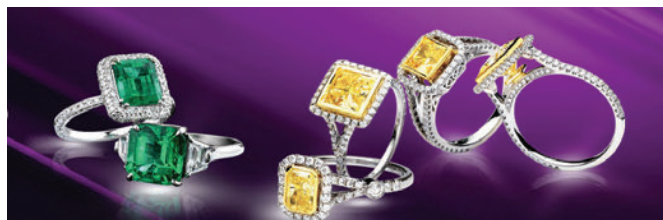
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## Upcoming Previews

**Fine Jewelry**

March 8 11am-5pm

**Fine & Important Jewelry**

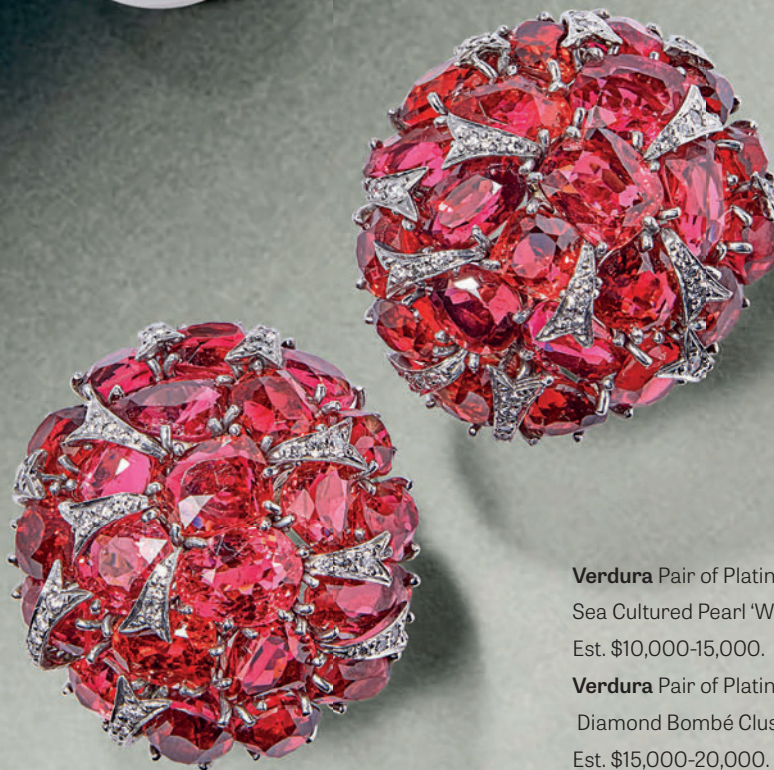
April 5 11am-5pm

April 6 12pm-4pm



## Consignment Appointments Available

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**Verdura** Pair of Platinum, Diamond and South Sea Cultured Pearl 'Wing' Pendant-Earclips. Est. \$10,000-15,000.

**Verdura** Pair of Platinum, Red Spinel and Diamond Bombé Cluster Earclips. Est. \$15,000-20,000. **Auction April 18.**

## INFORMATION & APPOINTMENTS

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DoyleLA@Doyle.com 310-276-6616

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